



MINUTES
WORKSHOP CITY COUNCIL MEETING
PROPOSED LAND USE REGULATIONS
JULY 24, 2000 AT 7:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Workshop Meeting of the City Council of the City of Neptune Beach was held July 24, 2000, at 7:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance:

IN ATTENDANCE:

Mayor George F. Vaughn, Jr.
Vice Mayor Edward S. Jones
Councilor Ronald Patronik
Councilor Robert Shimp
City Manager Richard A. Linn
City Clerk Lisa Volpe, CMC

Building Official Dan Arlington
Assistant to Building Official Piper Turner

Absent:

Councilor Thomas Tankersley
City Attorney Christopher White

Call to Order/Roll Call

The Mayor called the meeting to order at 7:00 p.m.

Group Two Article XVIII, Nonconforming Lots, Structures, Uses and Signs

Mayor Vaughn introduced each section and asked that any concerns or recommendations be addressed.

Section 27-701

ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-701, RESERVED INTENT.

There was no discussion and no recommended changes to Section 27-701.

Section 27-702

ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-702 GENERALLY.

There was no discussion and no recommended changes to Section 27-702.

Section 27-703

ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-703 PURPOSE AND INTENT.

There was no discussion and no recommended changes to Section 27-703.

Section 27-704

ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-704 DEFINITIONS RESERVED.

There was no discussion and no recommended changes to Section 27-704.

- Section 27-705 ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-705 NONCONFORMING LOTS OF RECORD.
- Councilor Shimp questioned why this section had changed so much from the existing code.
- For the Record Councilor Shimp observed that there were no members of the Planning and Development Review Board present.
- A lengthy discussion ensued relating to: 1) non-conformity and under what circumstances a property would be allowed to be split and sold separately, 2) what would be considered grandfathered-in and what would be declared illegal and, 3) what constituted a lot of record.
- For the Record Councilor Shimp stated on the record that he did not understand why this was being done.
- For the Record Councilor Shimp stated on the record that he took offense to the Mayor bringing up politics.
- Section 27-706 ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-706 NONCONFORMING DEVELOPMENT.
- There was no discussion and no recommended changes to Section 27-706.
- Section 27-707 ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-707 NONCONFORMING SIGNS AND FENCES.
- Vice Mayor Jones inquired why this section had been deleted and asked if non-conforming fences were dealt with in previous Section 27-333.
- Section 27-708-710 ARTICLE XVIII, NONCONFORMING LOTS, STRUCTURES, USES AND SIGNS SECTION 27-708-710 RESERVED.
- There was no discussion and no recommended changes to Section 27-708-710.
- Discussion ensued over a date to establish lots of record in Section 27-705.
- Section 27-706(a)(4) had been deleted and should not be there.
- Public Comments Harriet Pruette, 217 1/2 Magnolia Street, stated that she felt the city should send each property owner a certified letter advising the changing of the code. Ms. Pruette also suggested advising property owners that they could not revert back to a duplex after 3 years and questioned the footprint bill.
- Rae Brady, 223 & 224 Lora Street, did not feel that anyone was out to get her but opposed the non-conforming parking in the footprint bill. Ms. Brady stated that she did not understand 706 (b) and (c).
- Fred DeSapio, property owner, opposed invading property rights, density issues and the 24-month vacancy issue.
- Discussion ensued based on issues that the public raised.

Consensus: **TO MOVE THE DISCUSSION OF HOW TO PROCEED ON THE VOTING OF THE LDR TO THE REGULAR AUGUST COUNCIL MEETING.**

Adjournment

There being no further business, the meeting adjourned at 8:50 p.m.

George F. Vaughn, Jr., Mayor

ATTEST:

Lisa Volpe, CMC, City Clerk

Approved: _____